

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Owner 1:	LEMPERNESSE VANINA & BRUNO
Owner 2:	
Owner 3:	
Street 1:	197 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3000 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	927,600		441,000	1,368,600
Total Card	0.161	927,600		441,000	1,368,600
Total Parcel	0.161	927,600		441,000	1,368,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	456.20	/Parcel:	456.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	920,400	0	7,000.	441,000	1,361,400	1,361,400	Year End Roll	12/18/2019
2019	101	FV	785,500	0	7,000.	441,000	1,226,500	1,226,500	Year End Roll	1/3/2019
2018	101	FV	510,200	0	7,000.	371,700	881,900	881,900	Year End Roll	12/20/2017
2017	101	FV	195,100	3600	7,000.	340,200	538,900	538,900	Year End Roll	1/3/2017
2016	101	FV	195,100	3600	7,000.	289,800	488,500	488,500	Year End Roll	1/4/2016
2015	101	FV	183,500	3600	7,000.	252,000	439,100	439,100	Year End Roll	12/11/2014
2014	101	FV	183,500	3600	7,000.	233,100	420,200	420,200	Year End Roll	12/16/2013
2013	101	FV	183,500	3600	7,000.	221,800	408,900	408,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	69506-64		6/27/2017		1,390,000	No	No		
WATSON PHYLLIS	68294-583		10/28/2016	Change>Sale	530,000	No	No		
WATSON PHYLLIS	51202-216		5/21/2008	Family	99	No	No		
REIER DAVID J	26522-127		7/25/1996		224,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	814	Wood Dec	17,344	C				
2/24/2017	189	Heat App	17,000	C				2 HVAC systems
12/9/2016	1523	New Buil	298,400	O				new home 5 bds3 fu
12/1/2016	1490	Demoliti	12,000	C				demo exist house

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	BS	Barbara S
7/27/2018	MEAS&NOTICE	BS	Barbara S
6/28/2017	Measured	DGM	D Mann
6/15/2017	Permit Visit	DGM	D Mann
3/10/2017	SQ Returned	EMK	Ellen K
10/14/2008	Meas/Inspect	189	PATRIOT
12/3/1999	Measured	268	PATRIOT
1/1/1982		PS	
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	104700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

